

174.0

0006

0024.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

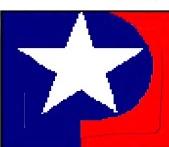
703,100 / 703,100

USE VALUE:

703,100 / 703,100

ASSESSED:

703,100 / 703,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: COLLINS JAMES M	
Owner 2: TAMASY SUZANNE R	
Owner 3:	

Street 1: 33 SUTHERLAND RD

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CLARK MOTT R & RUTH C -

Owner 2: -

Street 1: 33 SUTHERLAND RD

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5916	Sq. Ft.	Site			0	70.	1.01	6									418,236						418,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5916.000		284,900				418,200		703,100							
Total Card							0.136		284,900				418,200		703,100		Entered Lot Size					
Total Parcel							0.136		284,900				418,200		703,100		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		432.94		/Parcel: 432.94				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	284,900	0	5,916.	418,200	703,100		Year end	12/23/2021
2021	101	FV	276,400	0	5,916.	418,200	694,600		Year End Roll	12/10/2020
2020	101	FV	276,400	0	5,916.	418,200	694,600	694,600	Year End Roll	12/18/2019
2019	101	FV	217,700	0	5,916.	412,300	630,000	630,000	Year End Roll	1/3/2019
2018	101	FV	217,700	0	5,916.	316,700	534,400	534,400	Year End Roll	12/20/2017
2017	101	FV	217,700	0	5,916.	298,700	516,400	516,400	Year End Roll	1/3/2017
2016	101	FV	217,700	0	5,916.	274,800	492,500	492,500	Year End	1/4/2016
2015	101	FV	205,400	0	5,916.	256,900	462,300	462,300	Year End Roll	12/11/2014

Parcel ID 174.0-0006-0024.A

!13573!

PRINT

Date Time

12/30/21 17:18:32

LAST REV

Date Time

07/30/18 12:05:22

mmcmakin

13573

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK MOTT R &	43179-46		6/30/2004		420,000	No	No		
	7398-465		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/15/2014	436	Add Bath	11,500						6/27/2018	MEAS&NOTICE	BS	Barbara S
									6/17/2014	Info Fm Prmt	PC	PHIL C
									12/30/2008	Measured	163	PATRIOT
									9/22/2005	MLS	BR	B Rossignol
									1/14/2000	Inspected	263	PATRIOT
									12/20/1999	Mailer Sent		
									12/16/1999	Measured	163	PATRIOT
									7/15/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:					10	FFL (240)															
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					24	SFL FFL BMT (14)															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:					3	9	7	6													
GENERAL INFORMATION				OthrFix:	Rating:	RESIDENTIAL GRID								22	OPP (228)													
Grade: C - Average				Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1								10	FY LR DR D K FR RR BR FB HB L O													
Year Blt: 1900	Eff Yr Blt:	Alt LUC:	Alt %:	A Kits:	Rating:									Upper														
Jurisdct: G15	Fact: .	Const Mod:	Lump Sum Adj:	Frl:	Rating:									Lvl 2														
				WSFlue: 1	Rating: Average									Lvl 1														
				CONDO INFORMATION								Lower																
				Location:									Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1											
INTERIOR INFORMATION				Floor:	REMODELING								RES BREAKDOWN															
Avg Ht/FL: STD				% Own:	Exterior:								No Unit	RMS	BRS	FL												
Prim Int Wal 2 - Plaster				Name:	Interior:								1	7	3													
Sec Int Wall:				Override:	Additions:																							
Partition: T - Typical				Total: 31	Kitchen:																							
Prim Floors: 3 - Hardwood					Baths:																							
Sec Floors:					Plumbing:																							
Bsmnt Flr: 12 - Concrete					Electric:																							
Subfloor:					Heating:																							
Bsmnt Gar:					General:																							
Electric: 3 - Typical					Totals								1	7	3													
Insulation: 2 - Typical																												
Int vs Ext: S																												
Heat Fuel: 1 - Oil																												
Heat Type: 3 - Forced H/W																												
# Heat Sys: 1	% Heated: 100	% AC:			CALC SUMMARY								COMPARABLE SALES								SUB AREA				SUB AREA DETAIL			
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled		Basic \$ / SQ:	135.00	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
					Size Adj.: 1.29655170										FFL	First Floor	938	175.020	164,166									
					Const Adj.: 0.99989998										BMT	Basement	686	52.510	36,018									
					Adj \$ / SQ: 175.017										SFL	Second Floor	686	175.020	120,062									
					Other Features: 75500										OPF	Open Porch	228	23.730	5,411									
					Grade Factor: 1.00										UAT	Upper Attic	168	70.010	11,761									
					NBHD Inf: 1.00000000																							
					NBHD Mod:																							
					LUC Factor: 1.00																							
					Adj Total: 412919																							
					Depreciation: 128005																							
					Deprecated Total: 284914																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 174.0-0006-0024.A								IMAGE											
SPEC FEATURES/YARD ITEMS																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
More: N				Total Yard Items:				Total Special Features:				Total:																